

Suitable for Retail or
Art Gallery, Cafe
Dr, Dentist, Interiors etc.

PHILLIPA JEAL
Retail Property Consultants
CLASS E PREMISES
54 MADDOX STREET, W1S 1AY



Location:

These premises are situated in the heart of Mayfair on the north side of Maddox Street, between New Bond Street and St. George Street. The premises are situated next to Nishane perfume

Maddox Street has a mix of specialist retailers, including Morelle Davidson – antique and vintage jewellery, Pendulum of Mayfair – Antique Clocks specialist, Batoul Clinic, Aube Hair, Neural Nexus Gallery, Huxley Parlour Gallery and Manthan restaurant – Michelin Star Chef Rohit Ghai.

New Bond Street is the home of luxury International and UK Brands with Delvaux, Versace, Loewe, Celine, Zegna, Bruno Cucinelli, Jil Sander, Smythson, Breitling, IWC, and Sotheby's Auction House all nearby.

Bond Street and Oxford Circus tube stations are both 5 minutes walk away.

Accommodation: The premises are arranged over ground and basement, having the following approximate dimensions and floor areas:

Ground floor:	329 sq.ft.	30.46 sq.m.
Basement:	143 sq.ft.	13.28 sq.m.

Lease: The premises are available on a new lease, length to be agreed with 5-yearly rent reviews. The lease will be contracted outside the Landlord & Tenant Act.

Rent: £82,000 per annum exclusive

Rates:	Rateable Value:	£83,000
	Rates Payable 2026/27:	£37,350

VAT: Vat will be charged at the appropriate rate if applicable

Legal Costs: Each party is to be responsible for their own legal costs and other associated costs incurred in this transaction.

Viewing: Viewings are strictly by appointment via sole letting agents:
Phillipa Jeal Retail Property Consultants on
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